

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, December 2, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask,
K. Rawn B. Ryan
Alternates present: P. Aho, S. Westa
Alternates absent: V. Ward
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:11 p.m.

Minutes:

November 18, 2013 Regular Meeting: Rawn MOVED, Chandy seconded, to approve the 11/18/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

November 18, 2013 Special Joint Meeting: Hall MOVED, Ryan seconded, to approve the 11/18/13 Special Joint Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

None.

Public Hearings:

a. Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1323)

Chairman Goodwin opened the Public Hearing at 7:12 p.m. Holt and Ryan recused themselves. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Pociask, Rawn, and alternates Aho and Westa who were seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 11/19/13 and 11/27/13 and noted the following communication: a 11/25/13 memo from L. Painter, Director of Planning and Development.

Rudy J. Favretti, representing Joshua's Trust, described the property, its history and the proposed use. Favretti stated that there will be no additions or alterations to the property except a gravel parking area for 19 cars in the orchard and some minor handicap accessibility improvements.

Members questioned if the property will be used at night and if any additional lighting is proposed. Favretti said there are evening meetings but there will not be any additional lighting installed.

Goodwin noted no further questions or comments from the public or commission. Plante MOVED, Hall seconded, to close the Public Hearing at 7:25 p.m. MOTION PASSED with all in favor except Holt and Ryan who had recused themselves.

b. Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd (File #1322)

Chairman Goodwin opened the Public Hearing at 7:26 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Aho and Westa who were not seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 11/19/13 and 11/27/13 and noted the following communication: a 11/25/13 memo from L. Painter, Director of Planning and Development. Painter stated that the Public Hearing must remain open to allow

the appropriate time for public comment because the applicant's notice to their neighbors was sent out late.

George and Donna Bogdanovich were present and reviewed their request for an efficiency unit in their daughter's home. Donna Bogdanovich said the proposed addition will be approximately 700 square feet and located in the rear of the house with interior access to the main home.

The chairman noted there were no comments or questions from the Commission or public. At 7:30 p.m. the hearing ended, and Holt MOVED, Ryan seconded, to continue this Public Hearing to the 12/16/13 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1323)

Ryan and Holt recused themselves. West and Aho were seated. Hall agreed to work with staff on a draft motion for the next meeting.

b. Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd (File #1322)

Public Hearing continued to 12/16/13.

c. Special Permit Application: Efficiency Unit, W. Javaruski, 40 Mountain Rd, (File #1324)

Tabled-pending 12/16/13 Public Hearing

d. Subdivision Application: 1 Lot, Storrs Center Alliance, VS-11, Wilbur Cross Way, (File 1246-18)

Item tabled pending staff review of revised plans.

New Business:

c. Water Supply Project: Proposed Pipeline Route

Eric Thornburg, Maureen Westbrook, David Radka and David Benoit, all of CT Water Company, presented the proposed route of the water line from Tolland down Route 195 into Storrs. They answered questions from the Commission regarding, among other issues, hookups, expansion of the line, mitigation of wetlands impacts, development pressure and availability of water for present and future growth. Town Manager Matthew Hart asked for preliminary feedback from the Commission regarding this route. He also stated that the Council will receive the draft agreement at its meeting next Monday and will refer it to the PZC for comment. A public information session will be held in early January.

a. Special Permit Application: Efficiency Unit, K. Mahoney, 26 Jonathan Lane, (File #1325)

Ryan MOVED, Holt seconded, to receive the Special Permit Application (File #1325) submitted by Kathleen Mahoney for an Efficiency Unit on property located at 26 Jonathan Lane as shown on plans dated 09/13/13, as shown and described in application submissions, and to refer said application to staff and committees for review and comments, and to set a Public Hearing for 12/16/13. MOTION PASSED UNANIMOUSLY.

b. 8-24 Referral: Agricultural Leases

Plante MOVED, Holt seconded, that the PZC report to the Town Council that the proposed leases are consistent with Mansfield's Plan of Conservation and Development and recommend that the leases be approved to facilitate active cultivation of town-owned agricultural property. MOTION PASSED UNANIMOUSLY.

d. Pre-Application Discussion Requests

Painter presented the Commission with a request by a housing developer to meet with the Commission for a pre-application discussion of potential expansion of a currently developed site. After discussing the merits of engaging in pre-application discussions with applicants, the Commission requested that Painter research means by which such a meeting might occur and bring that information to the Commission, whenever she is ready, for further discussion.

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Painter stated that work continues on the draft POCD revisions and that a public draft may be ready for review by mid- January.

Reports from Officers and Committees:

A Regulatory Review Committee meeting will be held on 12/12/13 at 1pm in Conference Room C to discuss regulation revisions regarding dogs.

Communications and Bills:

None.

Field Trip:

The chairman set a Field Trip for Wednesday, December 11 at 3 p.m.

Executive Session:

Hall MOVED, Holt seconded, to enter into executive session at 8:39 p.m. MOTION PASSED UNANIMOUSLY. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Aho and Westa. Also present were Linda Painter, Director of Planning and Development; Matthew Hart, Town Manager; and Jennifer Kaufman, Natural Resources and Sustainability Coordinator.

Plante MOVED, Ryan seconded, to end executive session at 9:15 p.m. MOTION PASSED UNANIMOUSLY.

Adjournment:

The Chairman declared the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Katherine Holt, Secretary